



Minor Project Review and Master Sign Plan

13-070ARB-MRP/MSP – BSC Historic Core District

BriHi Development – Advantage Bank – 12 Darby Street

This is a request for the installation of an ATM and wall sign on an existing building on the north side of West Bridge Street, west of the intersection with High Street. This is a request for review and approval of Minor Project Review and Master Sign Plan application in accordance with Zoning Code Section 153.065(H), 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Tuesday, July 9, 2013

Date of ART Recommendation

Thursday, July 18, 2013

Date of Architectural Review Board Determination

Wednesday, July 24, 2013

Case Managers

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review and Master Sign Plan
<i>Development Proposal</i>	Walk-up ATM and wall sign
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	12 Darby Street
<i>Property Owner</i>	Mina Dion, Bridge and High Limited.
<i>Applicant</i>	Terry Andrews
<i>Case Manager</i>	Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The applicant is proposing to install a pedestrian-only ATM on the north elevation (public plaza side) of Building A (Bridge Street building). The proposed ATM is 32-inches wide by 49-inches high with the center of the unit approximately 40-inches from grade. The area above the ATM will be finished with a smooth wood panel, painted to match the siding. The existing trim will not be altered. The applicant proposes to install a window on the east side of the proposed ATM, matching the existing adjacent window in the previously approved ATM location.

A proposed 32-inch wide and 12-inch high sign will be centered above the ATM and includes a tan background with black text, logo and routed border. Two existing gooseneck light fixtures will be relocated over the ATM and spaced appropriately to illuminate the sign.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning & Building Standards

Master Sign Plan

§153.065(H) – Signs

Proposed Wall Sign – Darby Street			
Permitted		Proposed	Requirement
<i>Number/Type</i>	Two signs of a different type, per ground floor tenant with a storefront	One wall sign	Met with Master Sign Plan
<i>Size</i>	Max. of 8 sq. ft.	2.64 sq. ft.	Met
<i>Location</i>	On the portion of the wall associated with tenant space or storefront	Located above the ATM machine	Met
<i>Colors</i>	3 colors	2 colors; tan background, black text, logo and routed border	Met

Code permits signs for multiple tenant buildings with a storefront; however, as defined by Code the ATM is considered a tenant, but does not have a storefront. A Master Sign Plan is needed to permit the proposed wall sign.

Engineering, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Application Review Procedure: Master Sign Plan

The purpose of the Master Sign Plan is to provide an opportunity for an applicant to request approval of sign and graphic standards that depart from Code Section 153.065(H) provided the intent and purpose of these standards for the applicable BSC district are maintained. Following acceptance of a complete application for a Master Sign Plan, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team's recommendation.

Applicable Review Criteria

Master Sign Plan

Section 153.065 6, E permits the Architectural Review Board to approve a Master Sign Plan to permit signs that depart from the requirements of Section 153.065 H provided the Board makes a determination regarding "the appropriateness of the signs and their placement given the architecture of buildings..." A Master Sign Plan approval is required for this application to permit a sign for tenant without a storefront.

The proposed wall sign is architecturally appropriate to this building design and is smaller than Code permits.

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team's recommendation.

Applicable Review Criteria

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the applicable review criteria related to this proposal for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion Met: The proposal pedestrian-only ATM is integrated into the existing architecture and is compatible with other businesses within the District. The use is a permitted accessory use in the BSC Historic Core District.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion Met: The proposed pedestrian-only ATM is integrated into the existing architecture and the location does not detract from the design and function of the building.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval.